



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE AGENDA (AMENDED)

THURSDAY, JUNE 28, 2007

**LOCATION: CAUCUS ROOMS
CARMEL CITY HALL
ONE CIVIC SQUARE
CARMEL, IN 46032**

**TIME: 6:00 P.M.
DOORS OPEN AT 5:30 P.M.**

The Special Studies Committee will meet to consider the following items:

- 1. Docket No. 07030006 ADLS Amend: Red Robin – Clay Terrace**
The applicant seeks approval for the construction of a free-standing, 6,350-square foot restaurant with outdoor seating at Clay Terrace. The site is located at the southeast corner of 146th Street and Clay Terrace Boulevard, and is zoned PUD. Filed by John Finnemore of Red Robin, Inc.
- 2. Docket No. 07050011 ADLS Amend: Auto Outfitters – Signage**
The applicant seeks approval for 1 new tenant wall sign, a monument sign face change and a new awnings with a sign. The site is located at 10560 N. Michigan Rd. and is zoned I-1/Industrial. Filed by Jerry Knoop of Auto Outfitters.
- 3. Docket No. 07050031 ADLS Amend: Web Tech One – Signage**
The applicant seeks approval for 1 new ground sign. The site is located at 751 N. Rangeline Rd. and is zoned B-5/Business. Filed by Lisa Pleasant.
- 4. Docket No. 07060001 ADLS Amend: Red Robyn Realty – Signage**
The applicant seeks approval for 1 new ground sign. The site is located at 430 N. Rangeline Rd. and is zoned B-5. Filed by Robyn Brown of Red Robyn Realty.
- 5. Docket No. 07060002 ADLS Amend: Camp Bow Wow**
The applicant seeks approval for 2 wall signs, fencing, and an outdoor play area. The site is located at 489 Gradle Dr. and is zoned I-1/Industrial. Filed by Steven Alexander.
- 6. Docket No. 07060014 ADLS Amend: Zotec – Signage**
The applicant seeks approval for 2 new wall signs. The site is located at 11460 N. Meridian and is zoned B-6. Filed by Doug Staley, Sr. of Staley Signs, Inc.

- 7. Docket No. 07060015 ADLS Amend: Ferguson Kitchen and Bath – Signage**
The applicant seeks approval for 1 new wall sign.
The site is located at 831 S. Rangeline Rd. and is zoned B-7.
Filed by Jessica Young of ISF Sign Specialists.
- 8. Docket No. 07060020 ADLS Amend: Orchard Park Subdivision – Signage**
The applicant seeks approval for 3 new entrance signs. The sites are located at 1401 E 106th St., 1525 E 106th St. and 10406 Westfield Blvd. It is zoned S-2.
Filed by Lori Strong of Orchard Park Civic Association.
- 9. Docket No. 07060022 ADLS Amend: 10330 N Meridian St. – Signage**
The applicant seeks approval for 16 new signs. The site is located at 10330 N. Meridian St. and is zoned B-6. Filed by Douglas Kochell of Hall Render.
- 10. (Item Removed)**
- 11. Docket No. 07040022 PP: Justus Business Park, lots 1-2**
The applicant seeks primary plat approval for 2 lots on 7.298 acres. The site is located at the southeast corner of 136th St. and Pro Med Ln. and is zoned B-6/Business within the US 31 Overlay.
Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.
- 12. Docket No. 07040023 DP Amend/ADLS Amend: Justus Business Park, lot 2 – Justus Office Building**
The applicant seeks site plan & design approval for an office building. The site is located southeast of 136th St. and Pro Med Ln. and is zoned B-6/Business within the US 31 Overlay. Filed by Paul Reis of Bose McKinney & Evans for Justus Home Builders.
- 13. Docket No. 07030037 DP/ADLS: West Carmel Marketplace - Burger King**
The applicant seeks site plan and design approval for a proposed restaurant building. The site is located at 9853 N Michigan Rd, and is zoned B-3/Business within the US 421 Overlay. Filed by Richard Sampson of Burger King Corp.
- 14. Docket No. 07040021 DP/ADLS: Irwin Union Bank, Carmel Science & Tech Park, Block 11, Lot 3**
The applicant seeks site plan and design approval for a bank building. The site is located at the 700 block of West Carmel Dr. and is zoned M-3/Manufacturing.
Filed by Jim Shinaver of Nelson & Frankenberger for Irwin Union Realty Corp.
- 15. Docket No. 07040024 DP: 1328-1440 W. Main Street**
The applicant seeks development plan approval for five buildings.
The site is located at the NE corner of US 31 (Meridian) and W. Main Street and is zoned B-6/Business within the US 31 Overlay. Filed by Jamie Browning of Browning Real Estate Partners.

16. Docket No. 07020020 OA: US 31 & 421 Overlay Architectural Design Amendment

The applicant seeks to Amend the Zoning Ordinance, *Chapter 23B: US Highway 31 Corridor Overlay Zone* and *Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone*, in order to amend the Architectural Design Requirements. Filed by the Carmel Department of Community Services.

17. (Forwarded to AUG. 7 SUBDIVISION Committee Meeting)

~~Docket No. 07050023 OA: Monon Trail Overlay Zone~~

~~The applicant seeks to adopt *Chapter 23H: Monon Trail Overlay Zone* into the Carmel Zoning Ordinance.~~

~~Filed by the Carmel Department of Community Services.~~